

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing

Small PHA Plan Update
Annual Plan for Fiscal Year: 03

**NOTE: THIS PHA PLANS TEMPLATE (HUD 50075) IS TO BE COMPLETED IN
ACCORDANCE WITH INSTRUCTIONS LOCATED IN APPLICABLE PIH NOTICES**

PHA Plan Agency Identification

PHA Name: [Hamlet Housing Authority](#)

PHA Number: [NC053-1 and NC053-2](#)

PHA Fiscal Year Beginning: (mm/yyyy) [01/2003](#)

PHA Plan Contact Information:

Name: [Fabienne L. Livingston](#)

Phone: (910) 582-3279

TDD: 1-800-545-1833 ext. 309

Email (if available): fayl@carolina.net

Public Access to Information

Information regarding any activities outlined in this plan can be obtained by contacting:
(select all that apply)

- ☒ Main administrative office of the PHA
- ☐ PHA development management offices

Display Locations For PHA Plans and Supporting Documents

The PHA Plans (including attachments) are available for public inspection at: (select all that apply)

- ☒ Main administrative office of the PHA
- ☐ PHA development management offices
- ☐ Main administrative office of the local, county or State government
- ☐ Public library
- ☐ PHA website
- ☐ Other (list below)

PHA Plan Supporting Documents are available for inspection at: (select all that apply)

- ☒ Main business office of the PHA
- ☐ PHA development management offices
- ☐ Other (list below)

PHA Programs Administered:

- ☐ Public Housing and Section 8 ☐ Section 8 Only ☒ Public Housing Only

Annual PHA Plan

Fiscal Year 2003

[24 CFR Part 903.7]

i. Table of Contents

Provide a table of contents for the Plan, including attachments, and a list of supporting documents available for public inspection. For Attachments, indicate which attachments are provided by selecting all that apply. Provide the attachment's name (A, B, etc.) in the space to the left of the name of the attachment. If the attachment is provided as a **SEPARATE** file submission from the PHA Plans file, provide the file name in parentheses in the space to the right of the title.

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ii. Executive Summary

[24 CFR Part 903.7 9 (r)]

At PHA option, provide a brief overview of the information in the Annual Plan

1. Summary of Policy or Program Changes for the Upcoming Year

In this section, briefly describe changes in policies or programs discussed in last year's PHA Plan that are not covered in other sections of this Update.

There have been no changes in policies or programs for year 2003, other than those required by regulations.

2. Capital Improvement Needs

[24 CFR Part 903.7 9 (g)]

Exemptions: Section 8 only PHAs are not required to complete this component.

A. ☒ Yes ☐ No: Is the PHA eligible to participate in the CFP in the fiscal year covered by this PHA Plan?

B. What is the amount of the PHA's estimated or actual (if known) Capital Fund Program grant for the upcoming year? \$ 446,488

C. ☒ Yes ☐ No Does the PHA plan to participate in the Capital Fund Program in the upcoming year? If yes, complete the rest of Component 7. If no, skip to next component.

D. Capital Fund Program Grant Submissions

(1) Capital Fund Program 5-Year Action Plan

The Capital Fund Program 5-Year Action Plan is provided as Attachment C

(2) Capital Fund Program Annual Statement

The Capital Fund Program Annual Statement is provided as Attachment B

3. Demolition and Disposition

[24 CFR Part 903.7 9 (h)]

Applicability: Section 8 only PHAs are not required to complete this section.

1. ☐ Yes ☒ No: Does the PHA plan to conduct any demolition or disposition activities (pursuant to section 18 of the U.S. Housing Act of 1937 (42 U.S.C. 1437p)) in the plan Fiscal Year? (If "No", skip to next component ; if "yes", complete one activity description for each development.)

2. Activity Description

Demolition/Disposition Activity Description (Not including Activities Associated with HOPE VI or Conversion Activities)
1a. Development name: 1b. Development (project) number:
2. Activity type: Demolition <input type="checkbox"/> Disposition <input type="checkbox"/>
3. Application status (select one) Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date application approved, submitted, or planned for submission: <u>(DD/MM/YY)</u>
5. Number of units affected: 6. Coverage of action (select one) <input type="checkbox"/> Part of the development <input type="checkbox"/> Total development
7. Relocation resources (select all that apply) <input type="checkbox"/> Section 8 for units <input type="checkbox"/> Public housing for units <input type="checkbox"/> Preference for admission to other public housing or section 8 <input type="checkbox"/> Other housing for units (describe below)
8. Timeline for activity: a. Actual or projected start date of activity: b. Actual or projected start date of relocation activities: c. Projected end date of activity:

4. Voucher Homeownership Program

[24 CFR Part 903.7 9 (k)]

- A. ☐ Yes ☒ No: Does the PHA plan to administer a Section 8 Homeownership program pursuant to Section 8(y) of the U.S.H.A. of 1937, as implemented by 24 CFR part 982 ? (If “No”, skip to next component; if “yes”, describe each program using the table below (copy and complete questions for each program identified.)

B. Capacity of the PHA to Administer a Section 8 Homeownership Program

The PHA has demonstrated its capacity to administer the program by (select all that apply):

- ☐ Establishing a minimum homeowner down payment requirement of at least 3 percent and requiring that at least 1 percent of the down payment comes from the family's resources
- ☐ Requiring that financing for purchase of a home under its section 8 homeownership will be provided, insured or guaranteed by the state or Federal government; comply with secondary mortgage market underwriting requirements; or comply with generally accepted private sector underwriting standards
- ☐ Demonstrating that it has or will acquire other relevant experience (list PHA experience, or any other organization to be involved and its experience, below):

5. Safety and Crime Prevention: PHDEP Plan

[24 CFR Part 903.7 (m)]

Exemptions Section 8 Only PHAs may skip to the next component PHAs eligible for PHDEP funds must provide a PHDEP Plan meeting specified requirements prior to receipt of PHDEP funds.

A. ☐ Yes ☐ No: Is the PHA eligible to participate in the PHDEP in the fiscal year covered by this PHA Plan?

B. What is the amount of the PHA's estimated or actual (if known) PHDEP grant for the upcoming year? \$

C. ☐ Yes ☐ No Does the PHA plan to participate in the PHDEP in the upcoming year? If yes, answer question D. If no, skip to next component.

D. ☐ Yes ☐ No:

6. Other Information

[24 CFR Part 903.7 9 (r)]

A. Resident Advisory Board (RAB) Recommendations and PHA Response

1. ☐ Yes ☐ No: Did the PHA receive any comments on the PHA Plan from the Resident Advisory Board/s?

2. If yes, the comments are Attached at Attachment (File name)

3. In what manner did the PHA address those comments? (select all that apply)

- ☐ The PHA changed portions of the PHA Plan in response to comments

A list of these changes is included

☐ Yes ☐ No: below or

☐ Yes ☐ No: at the end of the RAB Comments in Attachment ____.

☐ Considered comments, but determined that no changes to the PHA Plan were necessary. An explanation of the PHA's consideration is included at the at the end of the RAB Comments in Attachment ____.

☐ Other: (list below)

B. Statement of Consistency with the Consolidated Plan

For each applicable Consolidated Plan, make the following statement (copy questions as many times as necessary).

1. Consolidated Plan jurisdiction: (provide name here)

State of North Carolina

2. The PHA has taken the following steps to ensure consistency of this PHA Plan with the Consolidated Plan for the jurisdiction: (select all that apply)

- X The PHA has based its statement of needs of families in the jurisdiction on the needs expressed in the Consolidated Plan/s.
- X The PHA has participated in any consultation process organized and offered by the Consolidated Plan agency in the development of the Consolidated Plan.
- X The PHA has consulted with the Consolidated Plan agency during the development of this PHA Plan (see Attachment M).
- X Activities to be undertaken by the PHA in the coming year are consistent with specific initiatives contained in the Consolidated Plan. (list such initiatives below)
- X Other: (list below)

To achieve our mission, our goals will be:

- ◆ Recognize the residents as our ultimate customer
- ◆ Improve our management and service delivery efforts through oversight, assistance and selective intervention by highly skilled diagnostic and result oriented personnel
- ◆ Create a problem solving partnership with residents, the community and local government leadership
- ◆ Maintain our housing units and provide the best possible condition for our community site areas

3. PHA Requests for support from the Consolidated Plan Agency

☐ Yes ☒ No: Does the PHA request financial or other support from the State or local government agency in order to meet the needs of its public housing residents or inventory? If yes, please list the 5 most important requests below:

4. The Consolidated Plan of the jurisdiction supports the PHA Plan with the following actions and commitments: (describe below)

To provide safe, sanitary and affordable housing. To assist the PHA in providing economic opportunities to residents.

C. Criteria for Substantial Deviation and Significant Amendments

1. Amendment and Deviation Definitions

24 CFR Part 903.7(r)

PHAs are required to define and adopt their own standards of substantial deviation from the 5-year Plan and Significant Amendment to the Annual Plan. The definition of significant amendment is important because it defines when the PHA will subject a change to the policies or activities described in the Annual Plan to full public hearing and HUD review before implementation.

A. Substantial Deviation from the 5-year Plan:

B. Significant Amendment or Modification to the Annual Plan:

Substantial Deviation and Significant Amendment or Modification shall be based on the following:

1. Changes to rent or admissions policies or organization of the waiting list
2. Additions of non-emergency work items or change in use of replacement reserve funds under the Capital Fund
3. Additions of new activities not included in the PHDEP
4. Any change with regard to demolition or disposition, designation, homeownership programs or conversion activities.

Attachment A

Supporting Documents Available for Review

PHAs are to indicate which documents are available for public review by placing a mark in the “Applicable & On Display” column in the appropriate rows. All listed documents must be on display if applicable to the program activities conducted by the PHA.

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Related Plan Component
X	PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations	5 Year and Annual Plans
X	State/Local Government Certification of Consistency with the Consolidated Plan (not required for this update)	5 Year and Annual Plans
X	Fair Housing Documentation Supporting Fair Housing Certifications: Records reflecting that the PHA has examined its programs or proposed programs, identified any impediments to fair housing choice in those programs, addressed or is addressing those impediments in a reasonable fashion in view of the resources available, and worked or is working with local jurisdictions to implement any of the jurisdictions’ initiatives to affirmatively further fair housing that require the PHA’s involvement.	5 Year and Annual Plans
X	Housing Needs Statement of the Consolidated Plan for the jurisdiction/s in which the PHA is located and any additional backup data to support statement of housing needs in the jurisdiction	Annual Plan: Housing Needs
X	Most recent board-approved operating budget for the public housing program	Annual Plan: Financial Resources
X	Public Housing Admissions and (Continued) Occupancy Policy (A&O/ACOP), which includes the Tenant Selection and Assignment Plan [TSAP]	Annual Plan: Eligibility, Selection, and Admissions Policies
	Any policy governing occupancy of Police Officers in Public Housing <input type="checkbox"/> check here if included in the public housing A&O Policy	Annual Plan: Eligibility, Selection, and Admissions Policies
	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Public housing rent determination policies, including the method for setting public housing flat rents X check here if included in the public housing A & O Policy	Annual Plan: Rent Determination
X	Schedule of flat rents offered at each public housing development X check here if included in the public housing A & O Policy	Annual Plan: Rent Determination
	Section 8 rent determination (payment standard) policies <input type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Rent Determination

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Related Plan Component
X	Public housing management and maintenance policy documents, including policies for the prevention or eradication of pest infestation (including cockroach infestation)	Annual Plan: Operations and Maintenance
X	Results of latest binding Public Housing Assessment System (PHAS) Assessment	Annual Plan: Management and Operations
	Follow-up Plan to Results of the PHAS Resident Satisfaction Survey (if necessary)	Annual Plan: Operations and Maintenance and Community Service & Self-Sufficiency
	Results of latest Section 8 Management Assessment System (SEMAP)	Annual Plan: Management and Operations
	Any required policies governing any Section 8 special housing types <input type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Operations and Maintenance
X	Public housing grievance procedures X check here if included in the public housing A & O Policy	Annual Plan: Grievance Procedures
	Section 8 informal review and hearing procedures <input type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Grievance Procedures
X	The HUD-approved Capital Fund/Comprehensive Grant Program Annual Statement (HUD 52837) for any active grant year	Annual Plan: Capital Needs
	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grants	Annual Plan: Capital Needs
	Approved HOPE VI applications or, if more recent, approved or submitted HOPE VI Revitalization Plans, or any other approved proposal for development of public housing	Annual Plan: Capital Needs
	Self-evaluation, Needs Assessment and Transition Plan required by regulations implementing §504 of the Rehabilitation Act and the Americans with Disabilities Act. See, PIH 99-52 (HA).	Annual Plan: Capital Needs
	Approved or submitted applications for demolition and/or disposition of public housing	Annual Plan: Demolition and Disposition
	Approved or submitted applications for designation of public housing (Designated Housing Plans)	Annual Plan: Designation of Public Housing
	Approved or submitted assessments of reasonable revitalization of public housing and approved or submitted conversion plans prepared pursuant to section 202 of the 1996 HUD Appropriations Act, Section 22 of the US Housing Act of 1937, or Section 33 of the US Housing Act of 1937	Annual Plan: Conversion of Public Housing
	Approved or submitted public housing homeownership programs/plans	Annual Plan: Homeownership

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Related Plan Component
	Policies governing any Section 8 Homeownership program (section _____ of the Section 8 Administrative Plan)	Annual Plan: Homeownership
	Cooperation agreement between the PHA and the TANF agency and between the PHA and local employment and training service agencies	Annual Plan: Community Service & Self-Sufficiency
	FSS Action Plan/s for public housing and/or Section 8	Annual Plan: Community Service & Self-Sufficiency
	Section 3 documentation required by 24 CFR Part 135, Subpart E	Annual Plan: Community Service & Self-Sufficiency
	Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports	Annual Plan: Community Service & Self-Sufficiency
X	The most recent Public Housing Drug Elimination Program (PHDEP) semi-annual performance report	Annual Plan: Safety and Crime Prevention
X	PHDEP-related documentation: <ul style="list-style-type: none"> Baseline law enforcement services for public housing developments assisted under the PHDEP plan; Consortium agreement/s between the PHAs participating in the consortium and a copy of the payment agreement between the consortium and HUD (applicable only to PHAs participating in a consortium as specified under 24 CFR 761.15); Partnership agreements (indicating specific leveraged support) with agencies/organizations providing funding, services or other in-kind resources for PHDEP-funded activities; Coordination with other law enforcement efforts; Written agreement(s) with local law enforcement agencies (receiving any PHDEP funds); and All crime statistics and other relevant data (including Part I and specified Part II crimes) that establish need for the public housing sites assisted under the PHDEP Plan. 	Annual Plan: Safety and Crime Prevention
X	Policy on Ownership of Pets in Public Housing Family Developments (as required by regulation at 24 CFR Part 960, Subpart G) X check here if included in the public housing A & O Policy	Pet Policy
X	The results of the most recent fiscal year audit of the PHA conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U. S.C. 1437c(h)), the results of that audit and the PHA's response to any findings	Annual Plan: Annual Audit
	Troubled PHAs: MOA/Recovery Plan	Troubled PHAs
	Other supporting documents (optional) (list individually; use as many lines as necessary)	(specify as needed)

Required Attachment __D__: Resident Member on the PHA Governing Board

1. ☒ Yes ☐ No: Does the PHA governing board include at least one member who is directly assisted by the PHA this year? (if no, skip to #2)

A. Name of resident member(s) on the governing board: [Alana Galbreath, Dianne Smith](#)

B. How was the resident board member selected: (select one)?

☐ Elected

☒ Appointed

C. The term of appointment is (include the date term expires): [2003, 2005](#)

2. A. If the PHA governing board does not have at least one member who is directly assisted by the PHA, why not?

☐ the PHA is located in a State that requires the members of a governing board to be salaried and serve on a full time basis

☐ the PHA has less than 300 public housing units, has provided reasonable notice to the resident advisory board of the opportunity to serve on the governing board, and has not been notified by any resident of their interest to participate in the Board.

☐ Other (explain):

B. Date of next term expiration of a governing board member: [2003](#)

C. Name and title of appointing official(s) for governing board (indicate appointing official for the next position): [Cary Garner, Mayor of Hamlet](#)

Required Attachment ____E____: Membership of the Resident Advisory Board or Boards

List members of the Resident Advisory Board or Boards: (If the list would be unreasonably long, list organizations represented or otherwise provide a description sufficient to identify how members are chosen.)

Barbara Ingram – President

Shirlyn Smith – Vice-President

Fannie Smith – Secretary

Lori Smith – Assistant Secretary

Annie McNair – Treasurer

Attachment F

Comments of Resident Advisory Board

And

Explanation of PHA Response

No comments were received from the Resident Council

Attachment G

Deconcentration of Poverty

and

Income Mixing

Does the PHA have any general occupancy (family) public housing developments covered by the deconcentration rule? In no, this section is complete. If yes, continue to the next question.

a. ☒ Yes ☐ No

Do any of these covered developments have average incomes above or below 85% to 115% of the average income of all such developments? If no, this section is complete.

b. ☐ Yes ☒ No

If yes, development as follows:

Development Name	Deconcentration Policy for Covered Developments		
	Number of Units	Explanation (if any) [see step 4 at 903.2(c)(1)((iv)]	Deconcentration policy (if no explanation) [see step 5 at 903.2(c)(1)(v)]

Total Development Average Annual Income

\$7,601.06

Average Annual Income NC053-1

\$7,255.75

or 95%

Average Annual Income NC053-2

\$8,059.04

or 106%

	Unit/Prop#	Gross Inc
	-----	-----
1	001	5,568.00
2	002	19,560.00
3	003	2,832.00
4	004	600.00
5	005	2,832.00
6	006	1,640.00
7	007	2,832.00
8	008	7,696.00
9	009	5,167.00
10	010	10,080.00
11	011	6,372.00
12	012	0.00
13	013	6,780.00
14	014	10,125.00
15	015	2,832.00
16	016	6,126.00
17	017	32,112.00
18	018	5,928.00
19	019	2,832.00
20	020	3,264.00
21	021	23,591.00
22	022	16,453.00
23	023	600.00
24	024	18,525.00
25	025	10,032.00
26	026	6,984.00
27	027	1,500.00
28	028	12,218.00
29	029	3,022.00
30	030	8,804.00
31	031	2,832.00
32	032	600.00
33	033	8,496.00
34	034	2,400.00
35	035	3,564.00
36	036	2,832.00
37	037	4,285.00
38	038	8,136.00
39	040	16,152.00
40	041	11,568.00
41	042	360.00
42	043	2,832.00
43	044	6,228.00
44	045	14,560.00
45	046	6,780.00
46	047	3,264.00
47	048	1,560.00
48	049	6,144.00
49	050	8,784.00
50	051	2,600.00
51	052	23,988.00

52	053	1,260.00
53	054	3,888.00
54	055	13,208.00
55	056	6,812.00
56	057	8,688.00
57	059	11,513.00
58	060	1,140.00
59	061	13,145.00
60	062	20,267.00
61	063	3,888.00
62	064	2,832.00
63	065	2,832.00
64	066	6,612.00
65	067	3,264.00
66	068	9,971.00
67	069	10,008.00
68	070	2,832.00
69	071	6,780.00
70	072	3,852.00
71	073	2,832.00
72	074	14,099.00
73	075	10,140.00
74	076	660.00
75	077	6,084.00
76	078	16,203.00
77	079	11,960.00
78	080	6,780.00
79	081	2,832.00
80	082	14,768.00
81	083	6,612.00
82	084	8,712.00
83	085	3,072.00
84	086	3,168.00
85	087	6,689.00
86	088	15,896.00
87	089	5,808.00
88	090	4,824.00
89	091	26,220.00
90	092	2,832.00
91	093	600.00
92	095	9,120.00
93	096	3,792.00
94	097	3,210.00
95	098	2,832.00
96	099	9,480.00
97	100	6,540.00
98	101	14,266.00
99	102	468.00
100	104	6,780.00
101	105	360.00
102	106	8,808.00
103	107	6,780.00
104	108	5,886.00
105	109	6,540.00

106	110	7,056.00
107	111	1,500.00
108	112	7,668.00
109	113	12,264.00
110	114	6,996.00
111	115	7,560.00
112	116	7,212.00
113	117	6,779.00
114	118	9,036.00
115	119	8,172.00
116	120	6,372.00
117	121	8,136.00
118	123	7,092.00
119	124	6,540.00
120	125	6,558.00
121	126	4,680.00
122	127	10,919.00
123	128	6,816.00
124	129	11,368.00
125	130	936.00
126	132	7,248.00
NC053-1 Total Annual Income		914,225.00

NC053-1
average annual income
7,255.75 = 95%

1	134	10,641.00
2	135	10,348.00
3	136	18,220.00
4	137	11,299.00
5	138	11,856.00
6	139	20,530.00
7	140	13,432.00
8	141	2,832.00
9	142	6,318.00
10	143	10,920.00
11	144	3,420.00
12	145	2,832.00
13	146	2,832.00
14	147	2,832.00
15	149	600.00
16	150	420.00
17	151	6,540.00
18	152	9,636.00
19	153	14,540.00
20	154	6,029.00
21	155	6,796.00
22	156	2,832.00
23	157	15,912.00
24	158	20,093.00
25	159	2,832.00
26	160	29,721.00
27	161	9,288.00
28	162	4,728.00
29	163	19,104.00
30	164	3,264.00

31	165	2,832.00
32	166	1,200.00
33	167	600.00
34	168	2,832.00
35	169	3,816.00
36	170	3,821.00
37	171	10,345.00
38	172	3,264.00
39	173	17,952.00
40	174	24,070.00
41	175	8,118.00
42	176	14,304.00
43	177	2,832.00
44	178	3,684.00
45	179	0.00
46	180	16,380.00
47	181	6,780.00
48	182	6,780.00
49	183	3,952.00
50	184	1,300.00
51	185	3,264.00
52	186	3,264.00
53	187	11,813.00
54	188	21,902.00
55	190	10,847.00
56	191	4,284.00
57	192	3,264.00
58	193	0.00
59	194	3,672.00
60	195	3,552.00
61	196	8,502.00
62	197	2,832.00
63	199	24,128.00
64	200	24,560.00
65	201	7,384.00
66	202	3,564.00
67	203	5,424.00
68	204	9,647.00
69	205	5,196.00
70	207	5,735.00
71	208	6,780.00
72	209	6,780.00
73	210	13,428.00
74	211	6,780.00
75	212	5,974.00
76	213	6,780.00
77	214	9,708.00
78	215	11,460.00
79	216	8,208.00
80	217	7,092.00
81	218	9,300.00
82	219	6,540.00
83	220	6,780.00
84	221	7,356.00

85	222	2,080.00	
86	223	7,908.00	
87	224	6,540.00	
88	225	8,436.00	
89	226	6,540.00	
90	227	6,540.00	
91	228	6,540.00	
92	229	6,540.00	
93	231	6,372.00	
94	232	6,760.00	NC053-2
95	233	10,044.00	average annual income
NC053-2 Total Annual Income		765,609.00	8,059.04 = 106%

	NC053-1	914,225.00	Total
	NC053-2	765,609.00	Average Income
Total Gross Annual Income		1,679,834.00	7,601.06

Attachment H

Voluntary Conversion Required Initial Assessments

Richmond County Housing Assistance Payment (HAP)

1 Br \$359.00

2 Br \$436.00

3 Br \$562.00

4 Br \$637.00

Average PUM \$498.50

Hamlet Housing Authority

2002 Capital Funds \$446,488.00

2002 Operating Subsidy \$525,167.00

TOTAL \$971,655.00

Unit Months Available 2760

Average PUM \$352.05

Hamlet Housing Authority does not currently operate any Section 8 units, therefore, there would be substantial financial cost to retrain staff and the monthly cost of administering such units is greater than public housing. Additionally, conversion would adversely affect the availability of affordable housing.

**VOLUNTARY CONVERSION OF PUBLIC HOUSING TO TENANT-BASED
ASSISTANCE
PUBLIC HOUSING CERTIFICATION
24 CFR PART 972**

On June 22, 2001, the Department of Housing and Urban Development (HUD) issued a Final Rule amending chapter IX of title 24 of the Code of Federal Regulations by adding part 972. This new part 972 implements section 533 of the Quality Housing and Work Responsibility Act of 1998 which required every public housing authority to conduct and submit to HUD an initial assessment to determine if statutory objectives would be satisfied by converting certain developments or parts of developments to tenant-based assistance.

Acting on behalf of the _____ Hamlet _____ Housing Authority (PHA) as its Authorized Official, I make the following certifications and assurances to HUD regarding

Project No. _____ NC053-001 & NC053-002 _____

Project Name: _____ Hamlet Housing Authority _____

Project Address: _____ 1104 Fisher Avenue. P.O. Box 1188, Hamlet, NC 28345 _____

I hereby certify that the development named above:

- Is not subject to required conversion under 24 CFR part 971;
- Is not subject of an application for demolition or disposition that has been approved by HUD, or submitted to HUD and awaiting determination;
- Is not a HOPE VI revitalization site; and
- Is not designated for occupancy by the elderly and/or persons with disabilities.

I further certify that I have:

- Reviewed the development's operation as public housing;
- Considered the implications of converting the public housing to tenant-based assistance; and
- Concluded that the conversion of the development may be:

☐ Appropriate because removal of the development would meet the necessary conditions for voluntary conversion described below.

☒ Inappropriate because removal of the development would not meet the necessary conditions for voluntary conversion described below.

Necessary conditions for voluntary conversion:

- Conversion to tenant-based assistance would not be more expensive than continuing to operate the development (or portion of it) as public housing;
- Conversion to tenant-based assistance would principally benefit the residents of the public housing development to be converted and the community; and
- Conversion to tenant-based assistance would not adversely affect the availability of affordable housing in the community.

Signed by: Fabienne L. Livingston

Signature _____ Date 09-24-2001 _____
Executive Director

Attachment J

Statement of Progress

Hamlet Housing Authority recognizes each applicant/resident as our ultimate customer. Our entire staff is dedicated to maintaining decent, safe, affordable housing while encouraging economic self-sufficiency.

We have installed central air conditioning in every unit to make the apartments more comfortable for our residents. We also have completed installation of security window screens in every unit as an added measure of security. We continue to replace floor tiles as units become vacant.

We are in the design stages of preparing to replace wall-hung bath sinks with vanities, repair/replace sidewalks, address landscaping and erosion control issues, replace/repair gutters and drains, install cluster mailboxes (except in elderly units, where mailboxes will be replaced with larger, easily accessible ones), install “Address-0-lites” (porch lights that will automatically come on at dusk) at the front and back porch and door bells where possible, and install closet doors in units that currently do not have them.

Our PHDEP is coming to a close and HUD has eliminated future drug grants. We have applied for a ROSS Grant (Resident Opportunities and Self Sufficiency) in an effort to continue some of our resident programs currently funded through our PHDEP.

Continued collaboration with local agencies and our Resident Council help to ensure the needs and requirements of our residents are met.